

PROFFER STATEMENT

BILL PAGE HONDA AND WESTLAWN SHOPPING CENTER

PCA 2009-MA-011

October 4, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in this Proffer Condition Amendment Application ("PCA") (the "Application") proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 50-4 ((1)) Parcels 6 and 7, and Tax Map 50-4 ((17)) Parcels H and H1 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, proffer condition amendment application PCA 2009-MA-011 and the companion application SEA-95-M-039-02 (collectively, the "Application") are granted by the Board of Supervisors. If approved, these proffers ("Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

GENERAL

1. Proffer Condition Amendment Application/Special Exception Amendment. The Property shall be developed in substantial conformance with the plat entitled "Bill Page Honda & Westlawn Shopping Center" dated May 11, 2011, as revised through October 4, 2011, prepared by Walter L. Phillips, consisting of twenty-one (21) sheets (the "GDP/SE Plat").
2. Minor Modifications. Pursuant to the provisions of Sect. 18-204(5) of the Zoning Ordinance, minor modifications to the GDP/SE Plat that are in substantial conformance with the GDP/SE Plat may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan or engineering. Building footprints may be decreased so long as the development otherwise is in substantial conformance with these Proffers and the GDP/SE Plat.
3. Proposed Development. The new development proposed with this Application shall be limited to a reconstructed vehicle sale, rental, and ancillary service establishment (the "New Dealership"), a car wash facility ancillary to the New Dealership (the "Car Wash"), a drive-in financial institution (the "Financial Institution"), a drive-through pharmacy (the "Pharmacy"), a retail shopping center (the "Shopping Center"), and/or associated facilities (collectively, the "Development"). The buildings comprising the Development shall be limited to 100,000 square feet of gross floor area. In addition, the Shopping Center, Financial Institution, and Pharmacy may also be occupied by any by-right use permitted in the Zoning Ordinance for the C-6 district, provided that adequate parking is provided for the use or uses in accordance with Article 11 of the Zoning Ordinance and are otherwise in substantial conformance with the GDP/SE Plat. Additional special

exception and/or special permit uses may be permitted without a Proffer Condition Amendment, provided they are in substantial conformance with the GDP/SE Plat and there is adequate parking for such uses in accordance with Article 11 of the Zoning Ordinance.

- A. Limitations on Use. The following uses shall not be allowed in the Development: adult book stores; video/DVD stores primarily dealing with the sale, rental, or exhibition of adult oriented material; psychic readers/fortune tellers; topless or nude dancing/stripping establishments; adult movie or "peep show" establishments.
- 4. Phasing. The Applicant's construction of the Development may occur in phases, depending on market conditions. Any use of buildings existing as of the approval date of this Application that will be removed or replaced by the Development may continue in accordance with Article 15 of the Zoning Ordinance.
 - A. Continued Operation of Retail Establishments. Portions of the Development will be constructed on areas that are the subject of retail leases or agreements existing as of the approval date of this Application that the Applicant must honor until they expire or are terminated. For each retail establishment that continues to operate during any phase of construction, the Applicant shall ensure that adequate parking is provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance.
 - B. Continued Operation of the Car Dealership. The Applicant's business is subject to certain franchise agreements requiring that the car dealership, including but not limited to sales, service and repair of new and used cars, will remain fully operational at all times. As such, the Applicant may elect to construct all or a portion of the New Dealership facility while continuing to operate all or a portion of the existing car dealership, including but not limited to sales, service and repair of new and used cars (the "Existing Dealership") in its present location. During construction, the Applicant shall ensure that adequate parking is provided to comply with the parking requirements for the Existing Dealership. The Applicant may also elect to make arrangements for off-site storage of all or a portion of the new and used vehicle inventory for the Existing Dealership and/or the New Dealership.
 - C. Interior Improvements to Existing Structures. For those buildings existing on the Property as of the approval date of this Application but that are proposed for redevelopment or removal as part of the Applicant's implementation of the Development, the Applicant may secure building permits for and make interior improvements to such buildings without triggering the requirement to reconstruct such buildings in conformance with the GDP/SE Plat.
 - D. Casualty. The Applicant may restore any building or structure existing as of the approval date of this Application that later is destroyed or damaged by casualty, subject to Article 15 of the Zoning Ordinance.

5. Parking. Parking shall be provided in a combination of garage structures and surface lots as shown on the GDP/SE Plat and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services ("DPWES"), for the uses within the Property. In the event more than one hundred fifteen (115) persons are employed by the New Dealership at the same time on the Property, the Applicant may elect to convert spaces within the parking garage designated for storage of vehicle inventory into formalized parking spaces to accommodate the increased number of employees, without the need for a PCA or SEA.
6. Loading and Deliveries. Loading areas shall be provided as generally shown on the GDP. In addition, the Applicant shall observe the following restrictions on loading and deliveries:
 - A. Deliveries of New Vehicles. All deliveries of vehicle inventory to the New Dealership shall occur within the area designated as "Proposed Car Carrier Unloading Area" on Sheet 12 of the GDP/SE Plat. Deliveries of vehicle inventory shall not occur within the on-site vehicular travel areas, nor shall vehicle delivery trucks be permitted to wait or idle in those vehicular travel areas. For deliveries of vehicle inventory that occur during the normal operating hours of the New Dealership, an employee or other spotter shall be present to assist delivery trucks in maneuvering into the Proposed Car Carrier Unloading Area and to assist with loading and unloading vehicles. Vehicle inventory shall be moved immediately into designated inventory or display spaces on the Property and shall not be left within travel lanes or loading zones.
 - B. Deliveries to the Pharmacy. All deliveries to the pharmacy that utilize tractor-trailer style vehicles shall enter the Property from Annandale Road, and shall maneuver as shown on Sheet 13 of the GDP/SE Plat. The Applicant shall install appropriate signage that complies with Article 12 of the Zoning Ordinance to direct these vehicles to the appropriate Annandale Road entrance. Tractor-trailer deliveries shall not be permitted at the Pharmacy between the hours of 8:00 am and 10:00 am, and between the hours of 4:00 pm and 7:00 pm.

TRANSPORTATION

7. Improvements to Arlington Boulevard and Annandale Road Intersection. Prior to the issuance of the final Non-RUP for the New Dealership, the Applicant shall construct improvements to the intersection at Arlington Boulevard and Annandale Road, as more specifically described below:
 - A. Additional Travel Lane on Arlington Boulevard. The Applicant shall construct a third eastbound lane on Arlington Boulevard along the frontage of the Property. The third eastbound lane shall continue east past the Annandale Road intersection, and shall terminate at the first entrance to the existing service drive east of Annandale Road, as depicted by the "Proposed Future Road Improvements" on Sheet 14 of the GDP/SE Plat. Pavement markings for the improvements shall be

completed as shown on Sheet 14 of the GDP/SE Plat, or as modified by the Virginia Department of Transportation ("VDOT").

- B. Pavement Markings Plan. Prior to site plan approval, the Applicant shall submit to VDOT a plan containing revised pavement markings for the northbound approach to the intersection of Annandale Road and Arlington Boulevard to include a left turn bay, a shared left-through lane, and a shared through-right lane (the "Pavement Markings Plan"). The Applicant shall also pursue an alternative pavement marking option to provide a dedicated right-turn lane from northbound Annandale Road to eastbound Arlington Boulevard (the "Alternative Pavement Markings Plan"), in lieu of the Pavement Markings Plan. The Applicant shall submit the Alternative Pavement Markings Plan to VDOT and FCDOT, and shall provide copies of this Alternative Pavement Markings Plan to the Supervisor's Office and the President of the Sleepy Hollow Citizens Association. If the Alternative Pavement Markings Plan is approved by VDOT and FCDOT, the Applicant shall construct that configuration. If the Alternative Pavement Markings Plan is not approved, the Applicant shall construct the Pavement Markings Plan.
 - C. Signal Modifications. The Applicant shall modify the existing traffic signal to accommodate the third eastbound through lane on Arlington Boulevard and the modified lane configuration on the Annandale Road northbound approach. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.
- 8. Improvements to Arlington Boulevard Southern Service Drive. Prior to the issuance of the final Non-RUP for the New Dealership, the Applicant shall construct the on-site and off-site improvements to Arlington Boulevard as depicted in Option A on Sheet 14 of the GDP/SE Plat, which consists of a one-way westbound service drive with associated channelization and pavement markings as shown on the GDP/SE Plat, as approved by VDOT. Prior to site plan approval, the Applicant shall consult with the Mason District Supervisor's Office (the "Supervisor's Office"), the Fairfax County Department of Transportation ("FCDOT"), and VDOT, regarding the improvements. If Option A is not approved by the Supervisor's Office, FCDOT and VDOT, the Applicant may construct the alternate improvements depicted in Option B on Sheet 14. In the event Option B is selected, the Applicant shall still construct its the portion of the Future Interparcel Access.
 - 9. Annandale Road and South Street/Shopping Center Entrance. Prior to the issuance of the first Non-RUP for the reconstructed Shopping Center, the Applicant shall upgrade the traffic signal at Annandale Road and South Street/Shopping Center Entrance. The upgraded signal shall include dedicated phasing for traffic turning left from South Street and from the Shopping Center Entrance, and will include pedestrian-activated countdown signal heads and a striped crosswalk, subject to VDOT approval. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.

10. Annandale Road Bus Stop Pad. Subject to the approval of FCDOT and VDOT, the Applicant shall install a bus stop pad and paved pedestrian connections (excluding any bus pull out) on or near the Property (the "Bus Pad"), in a location along Annandale Road as shown on Sheet 3 of the GDP/SE Plat or in another location as determined in consultation with FCDOT as part of site plan approval for the Development. The design and materials of the Bus Pad shall be of similar size and quality to those of a typical bus pad installed elsewhere in Fairfax County, as determined by FCDOT. The Applicant shall provide all easements and right-of-way necessary for construction and maintenance of the pad and future shelter. A determination of these limits shall be coordinated with and approved by FCDOT prior to site plan approval for the subject development. The Bus Pad shall be installed prior to bond release by DPWES for the Development; provided, however, that if an agreement cannot be reached as to the location of the Bus Pad, then, in lieu of constructing the Bus Pad and with the approval of FCDOT, the Applicant shall provide a contribution of Fifteen Thousand and No/Dollars (\$15,000.00) to the Board of Supervisors for the installation of a bus shelter in the vicinity of the Property.
11. Annandale Road Trail. In the event it is not accepted by VDOT into the statewide public maintenance system, the ten foot wide trail shown on the Annandale Road frontage shall be maintained by the Applicant. The Applicant shall prepare and execute any required public access easements and maintenance agreements in a form agreeable to the County Attorney. Notwithstanding the language of this Proffer, the Applicant may convey or dedicate the land associated with the Annandale Road trail segment to the County of Fairfax or VDOT for the purposes of future public improvements without the need for a PCA.
12. Bicycle Facilities. As shown on the GDP/SE Plat, the Applicant shall provide bicycle parking facilities for a minimum of twenty (20) bicycles to encourage bicycling to the retail shops instead of driving. The bicycle parking facilities shall be installed as shown on the GDP/SE Plat, prior to the issuance of the first Non-RUP for the reconstructed shopping center, or may be relocated to other locations on the Property with approval by FCDOT.
13. Signal Warrant Study. Within one year of the issuance of the final Non-RUP for the Property, but prior to bond release by DPWES, the Applicant shall submit a signal warrant study for the intersection of Arlington Boulevard and Westmoreland Road for review by VDOT.
14. Unavoidable Delay. For the purposes of Proffer 7, Proffer 8, and Proffer 9, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required dedications or improvement(s) have been delayed (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the required times set forth in each proffer, the Zoning Administrator may agree to a later date for dedication/completion of the improvement(s).

SITE ACCESS

15. Interparcel Access. Prior to bond release by DPWES, the Applicant shall construct its portion of an interparcel access along the northwest corner of the Property (the "Future Interparcel Access"), allowing access to and from Tax Map 50-4 ((17)) Parcel G (the "McDonalds Property"), as generally depicted on Sheet 3 of the GDP/SE Plat (the "Future Interparcel Access"). Should the McDonald's Property redevelop in the future, and provide its portion of the Future Interparcel Access, the Applicant shall permit vehicles and pedestrians to pass through the Future Interparcel Access, and shall close the access to the service drive along Tax Map 50-4 ((17)) Parcel G, if requested by FCDOT. Should the McDonald's Property and the Applicant agree to a different location for the Future Interparcel Access, the location may be altered subject to approval by FCDOT without the need for a PCA.

GREEN BUILDING PRACTICES

16. The Applicant shall utilize green building practices for the Development, including but not limited to the following features:
- A. The Development shall be designed by a design firm with at least one professional accredited by LEED (or equivalent program) on the team. Prior to building permit issuance, the accredited professional shall provide documentation to DPWES demonstrating compliance with this Proffer 16;
 - B. The Applicant shall allocate space for storage of recyclables within the Development;
 - C. Smoking shall be prohibited in all indoor spaces, with smoking areas provided outside the building at least 25 feet from all doors and air intakes;
 - D. The Development will incorporate Erosion and Sediment Control measures;
 - E. The Applicant shall maintain bicycle parking facilities for a minimum of twenty (20) bicycles on or near the Shopping Center to encourage bicycling to the retail shops instead of driving;
 - F. The main building containing the New Dealership and the Westlawn Shopping Center, including the parking deck, will use a highly reflective roof material;
 - G. All privately-installed site lighting will be certified, prior to bond release, by an accredited professional to meet American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE/IESNA Standard 90.1-2004) standards to reduce nighttime pollution, avoid spillage offsite, and maintain minimum and maximum recommended levels; and Article 14, Section 9 of the Fairfax County Zoning Ordinance;
 - H. The Applicant will specify non ozone-depleting refrigerants in cooling system;

- I. The Development will use low emitting materials for paints, sealants, carpeting, and formaldehyde-free composite board;
- J. The Development shall specify low flow or dual flush toilets, low flow or waterless urinals, and low flow faucets and shower heads throughout the Development to reduce potable water demand;
- K. During the construction phase, at least 50% of construction debris and reusable materials shall be diverted to a recycling facility, salvage yard, or other site for reuse;
- L. Wherever reasonably possible during construction, use salvaged, reused, or refurbished materials, materials with a high recycled content, and rapidly renewable materials;
- M. During construction, follow the guidelines of the Sheet Metal and Air Conditioning National Contractors Association Indoor Air Quality guidelines to promote better air quality after construction;
- N. Provide showering and changing facilities for employees of the New Dealership for those employees who bike, walk, or jog to work;
- O. Reduce impervious surface for the overall Development by using a parking deck for the New Dealership;
- P. The Development shall utilize Energy Star appliances and fixtures for all building systems and equipment, including, where applicable and available: heating and air conditioning systems, appliances, photocopiers, large-screen televisions, bathroom and plumbing fixtures, and interior lighting.
- Q. The parking deck shall incorporate a modular green roof or a similar vegetated zone in the area generally depicted on the GDP/SE Plat.

ARCHITECTURAL DESIGN AND SITE AMENITIES

17. Building Design and Materials. The general architectural design of the Development is shown on Sheets 18 – 21 of the GDP/SE Plat (the “Conceptual Elevations”). The Conceptual Elevations are conceptual in nature and may be modified by the Applicant as part of final engineering, building design, and tenant prototypes, provided that such modifications are in substantial conformance with the Conceptual Elevations. The Pharmacy and the Financial Institution shall each utilize consistent color, materials, and treatments on all sides of their respective buildings (these designs may, however, vary between the two buildings). Building materials for the Development, as generally reflected on the Conceptual Elevations, shall be selected from among the following: exterior insulation finishing system (“EIFS”), siding, brick, hardi-plank, masonry/stone, aluminum trim, glass, steel, split-face block and pre-cast panels, provided that final architectural details and accents may include other materials. Bay windows, balconies, awnings, storefronts, and other architectural details may be provided so long as such

features do not extend more than eight (8) feet beyond the building footprints shown on the GDP/SE Plat. All buildings within the Development shall share at least one common architectural theme, major building material, or color scheme. Similar architectural materials, such as brick, pre-cast panels, or other façade materials, shall be utilized for all components of the Shopping Center. The Conceptual Elevations on Sheets 21 (Pharmacy) and 20 (Financial Institution) of the GDP/SE Plat may be modified by the Applicant as part of as part of final building design and tenant prototypes.

18. Shopping Center and Parking Deck Design. The reconstructed shopping center and parking deck shall incorporate architectural features or façade elements to help break up the mass and bulk of the structures, and shall be in substantial conformance with the Conceptual Elevations. The portion of the parking deck fronting the adjacent residential neighborhood shall be constructed with solid vertical perimeter walls, not less than 32 inches in height, for the purpose of blocking headlights from shining into adjacent residences. High-quality architectural treatments shall be employed for all elevations of the reconstructed shopping center and parking deck to soften the structures and provide a pedestrian sense of scale. The reconstructed shopping center and parking deck architecture shall include accents featuring colored brick or brick panels on all elevations of the structure.
19. Lighting. Parking lot or exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with Article 14 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.
 - A. Parking Deck Lighting. Lighting on the top level of the parking deck shall be comprised entirely of bollards and sconces.
 - B. Outdoor Display Area Lighting. The outdoor display area of the Car Dealership, to include both the ground level and parking deck, shall not exceed a maintained lighting level of thirty (30) footcandles, as measured horizontally at grade.
20. Signage. Signage for the Property and the Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance. Any freestanding signs shall comply with all provisions of Article 12 of the Zoning Ordinance. With the exception of any required regulatory signage, the Applicant shall not place lighted signs on the southern-facing elevation of any building within the Development.
 - A. Annandale Road Freestanding Sign. The freestanding sign depicted on the GDP/SE Plat along Annandale Road shall be a maximum of eighteen (18) feet in height, and shall have a maximum sign area of eighty (80) square feet, as measured under Article 12 of the Zoning Ordinance. The sign shall be constructed such that the materials and colors are consistent with the retail portion of the Development.

- B. Arlington Boulevard Freestanding Sign. The freestanding sign depicted on Arlington Boulevard shall be constructed such that the materials and colors are consistent with the Car Dealership.
- C. Directional Signs. Directional signs shall be posted in the vicinity of the stacking area for the drive-through window for the Pharmacy stating the limitations on the uses of the window service. Such signs shall not exceed two square feet in size. The Applicant may also place other directional or informational signs on the property that comply with Article 12 of the Zoning Ordinance.

STORMWATER MANAGEMENT

- 21. Best Management Practices ("BMP"). The Applicant shall incorporate BMPs in order to improve water quality associated with stormwater runoff. Using structural and/or non-structural BMPs such as rain gardens, pervious pavement, sand filters, StormFilters, tree box filter devices or a combination thereof, as approved by DPWES, the site plan shall demonstrate a minimum fifteen percent (15%) reduction of the phosphorous loading from the Property, based on a comparison of the conditions of the Property as currently developed and the conditions of the Property upon completion using the computational method for quantifying the required phosphorous removal for redevelopment projects specified by the County Public Facilities Manual.
- 22. Rainwater Cistern. In addition to the minimum 15% phosphorous reduction identified above, the Applicant shall collect, store in cistern(s), and reuse some building roof rainwater runoff for irrigation or other purposes to assist in stormwater runoff phosphorous reduction, reduce the rate of stormwater runoff from the site, and reduce potable water consumption.

ENVIRONMENT

- 23. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the GDP/SE Plat, subject to allowances for the installation of fences, utilities, and/or trails, which shall be located in the least disruptive manner necessary as determined by the Urban Forest Management Division ("UFM") of DPWES. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas protected by the limits of clearing and grading that must be disturbed.
- 24. Trippls Run Buffer and Easement. Prior to the issuance of a Non-RUP for the New Dealership, the vegetative buffer along Trippls Run (the "Trippls Run Buffer"), as well as the area within the Trippls Run storm drain easement (the "Trippls Run Easement") shall be planted and maintained in accordance with Fairfax County's Chesapeake Bay Preservation Ordinance (CBPO 118-3-3(d) and (f)), as depicted on Sheet 5 of the GDP/SE Plat.
 - A. The Trippls Run Buffer shall provide effective year-round screening, and shall be populated with a mix of shrubs, deciduous trees and evergreen trees, with size,

configuration and species to be determined in conjunction with UFM prior to site plan approval.

- B. Where feasible, the Tripps Run Easement shall be populated with a mix of shrubs, deciduous trees, and evergreen trees, with size, configuration and species to be determined in conjunction with UFM at the time of site plan submission. Notwithstanding the detail provided on Sheet 5 of the GDP/SE Plat, the Tripps Run Easement shall be subject to the existing storm drain easements that permit the County to prune, trim, or remove trees within the Tripps Run Easement, at its expense.
 - C. Prior to site plan approval, the Applicant shall coordinate an on-site visit with the President of the Westlawn Civic Association, DPWES, UFM, the Mason District Planning Commissioner and the Mason District Supervisor's office to assist in determining what vegetation should be removed from the Tripps Run Buffer and the Tripps Run Easement, and to share plans for planting additional vegetation as described in this Proffer 24.
25. Arlington Boulevard Landscaping. The Applicant shall plant additional landscaping consisting of a linear row of shrubs approximately three hundred feet in length, planted with evergreen shrubs a minimum container size of twenty (20) inches, installed every four (4) linear feet. These plantings shall be located between the Arlington Boulevard trail and the proposed Southern Service Drive, provided that the landscaping does not interfere with the existing gas line and is otherwise approved by VDOT.
26. Parks Contribution. Prior to the issuance of the final Non-RUP for the Development, the Applicant shall contribute the sum of Twelve Thousand Dollars (\$12,000.00) to the Fairfax County Park Authority for use in public parks and/or recreation areas within the Mason Supervisor's District.

RESTRICTIONS ON USE

27. Service and Maintenance. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 pm and 7:00 am, it shall be in a fully enclosed interior space with no windows or doors open.
28. Car Wash. The Car Wash shall not be open to the public, but shall be used solely by the Car Dealership. All cleaning, to include washing, mechanical drying, vacuuming, and detailing, shall take place inside the building. Hand drying shall be permitted outside. The Car Wash shall be equipped to capture at least eighty percent (80%) of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the Car Wash shall be discharged into the sanitary sewer system.
29. Outdoor Storage. There shall be no outdoor storage or sales of materials on the Property, with the exception of vehicles for sale (which may only be parked in the Parking Garage or in the areas designated on the GDP/SE as "Prop. Vehicle Display Area"). Likewise, there shall be no outdoor storage overnight of wrecked or inoperable vehicles on the

Property. Wrecked or inoperable vehicles left on the Property after hours by customers or towing services shall be moved indoors when the Car Dealership reopens for business.

MISCELLANEOUS

30. Advance Density Credit. Advance density credit is reserved in accordance with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual ("PFM"), at the time of site plan approval for the Property.
31. Aboveground and Underground Storage Tanks. At the time of construction of the Proposed Development, the Applicant shall comply with all local, state, and federal laws and regulations regarding any aboveground or underground storage tanks remaining on or proposed to be placed on the Property.
32. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA or SEA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA and/or SEA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this PCA and/or SEA shall otherwise remain in full force and effect.
33. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.
34. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

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Bill Page Plaza, LLC, a Virginia limited liability company

By:

Name: William J. Page

Title: General Manager

BILL PAGE HONDA & FLAWN SHOPPING CENTER

MASON DISTRICT - FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN / PROFFER CONDITION AMENDMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAT
[TO AMEND RZ #2009-MA-011 AND SEA #95-M-039]

NOTES

1. BILL PLACER PLAZA, LLC,
6715 ARLINGTON BLVD.,
FALES CHURCH, VA 22042
2. THIS PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS ALSO 4-01, PARCELS 8 AND 7 AND 6 AND 5, PARCELS H AND H-1, ZONED C-8, THE SITE ALSO LIES WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOO).
3. THE TOTAL SITE AREA OF THE PROPERTY IS 364,252.52 OR 8.36 AC.
4. A CATEGORY 5 SPECIAL EXCEPTION IS REQUIRED FOR THE VEHICLE SALES ESTABLISHMENT AND THE DRIVE-THRU PHARMACY. A CATEGORY 6 SPECIAL EXCEPTION IS REQUIRED FOR AN increase IN BUILDING HEIGHT AND THE DRIVE-IN FINANCIAL INSTITUTION LOCATED WITHIN THE HCOO.
5. TOPOGRAPHY AND EXISTING CONDITIONS TAKEN FROM A FIELD SURVEY DONE BY THIS FIRM DATED FEBRUARY 14, 2005. CONTOUR INTERVAL IS TWO FEET.
6. THERE ARE NO PROPOSED SPECIAL AMENITIES FOR THIS PROPERTY.
7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
9. THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS PROPERTY.
10. TO THE BEST OF OUR KNOWLEDGE ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE SHOWN.
11. A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PLAN 105-552288 D-0, REVISED MARCH 5, 1980, DESIGNATES A PORTION OF THE PROPERTY AS BEING IN A SPECIAL FLOOD HAZARD AREA, ZONE A, AREAS DETERMINED TO BE INUNDATED BY THE 100-YEAR FLOOD. A PORTION OF THE PROPERTY AS BEING IN ZONE X, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AND THE REMAINING PORTION OF THE SITE AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
12. LIMITS OF RESOURCE PROTECTION AREA (RPA) SHOWN ARE FROM RPA PLAN 9334-RPA-2001-1 PREPARED BY WILLIAMS STUDIOS & SOLUTIONS, INC. AND APPROVED BY FAIRFAX COUNTY ON MAY 14, 2003.
13. ALL EXISTING ON-SITE BUILDINGS AND STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
14. IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN, A 10' PAVED TRAIL IS PROPOSED ALONG ARLINGTON BOULEVARD AND ANNANDALE ROAD.
15. THE PROPOSED REDEVELOPMENT WILL RESULT IN A REDUCTION OF IMPERVIOUS AREA WITHIN THE RPA.
16. THERE ARE NO MAJOR SANITARY SEWER IMPROVEMENTS PROPOSED WITH THIS APPLICATION.
17. PER THE FAIRFAX COUNTY ZONING ORDINANCE, A FINANCIAL INSTITUTION WITH DRIVE THRU BRANCHING MAY HAVE A STAKING STATION IN FRONT OF EACH OF THE FIRST TWO WINDOWS, PROVIDED THAT BOTH WINDOWS REMAIN OPEN WHEN THE DRIVE THRU FACILITY IS OPERATIONAL.
18. THERE ARE NO SCENIC AREAS OR NATURAL FEATURES ON SITE DESERVING OF PROTECTION OR PRESERVATION. THE PROPOSED REDEVELOPMENT OF THE SITE DOES NOT PROTECT ANY OR PREVENT ACCESS TO ANY OF THEM.
19. IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN FOLLOWING RECEIPT OF ALL NECESSARY COUNTY APPROVALS. PHASING WILL BE DETERMINED AT TIME OF SITE PLAN.
20. EXCEPT AS NOTED IN THE MODIFICATIONS/CHANGERS REQUESTED, THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
21. APPLICANT RESERVES THE RIGHT TO OPERATE AND MAINTAIN ALL OR A PORTION OF THE EXISTING DEALESHIP UNTIL READY TO PROCEED WITH PROPOSED REDEVELOPMENT. THE EXISTING DEALESHIP WILL REMAIN OPEN AND OPERATING DURING CONSTRUCTION OF THE NEW DRIVE THRU.
22. ONE CAR WASH AUXILIARY TO THE DEALESHIP WILL BE INCLUDED, AS SHOWN ON THE PLAN.
23. ADVANCE DENSITY CREDIT IS RESERVED IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE, FOR ALL ELIGIBLE DEMONSTRATED DESCRIBED HEREIN OR AS MAY BE REQUIRED BY FAIRFAX COUNTY OR NOT PURSUANT TO THE PUBLIC FACILITIES MANUAL ("PFM"), AT THE TIME OF SITE PLAN APPROVAL FOR THE PROPERTY.
24. ALL PREEXISTING SIGNS WILL BE INTERNALLY LIT AND WILL COMPLY WITH ALL PROVISIONS OF THE CITY OF THE ZONING ORDINANCE. THE PREEXISTING SIGN ALONG ANNANDALE ROAD SHALL BE A MAXIMUM OF 18 FEET IN HEIGHT AND A MAXIMUM SIGN AREA OF 65 SQUARE FEET.
25. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON

WAIVERS AND MODIFICATIONS REQUESTED

1. A WAIVER OF THE TRANSITIONAL SCREENING YARD REQUIREMENT ADJACENT TO THE SHIELD FANAIL HOMES DUE TO THE EXISTING CONCRETE TRIPPS RUN IS REQUESTED.
2. A WAIVER OF THE STORM SEWER LAYOUT IS REQUESTED.
3. A WAIVER OF THE BARBER REQUIREMENT ADJACENT TO THE SHIELD FANAIL HOMES TO ALLOW THE EXISTING DRIVE TO REMAIN IS REQUESTED.
4. A WAIVER OF INTERPACEL ACCESS ALONG ANNANDALE ROAD DUE TO THE EXISTING TRIPPS RUN AND ADJACENT RESIDENTIAL LOT IS REQUESTED.
5. A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ARLINGTON BOULEVARD IS REQUESTED TO PROVIDE A ONE-WAY SERVICE DRIVE, IF ANY, FOR THE REMOVAL OF THE SERVICE DRIVE.
6. A WAIVER OF THE GR ROAD BIKE ROUTE LANE ON ARLINGTON BOULEVARD IS REQUESTED.
7. A WAIVER OF THE MINOR PAVEMENT TRAIL REQUIREMENT ALONG TRIPPS RUN IS REQUESTED.
8. A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ADJACENT TO PARCEL 500-1-17.4, DUE TO THE EXISTING CONCRETE STORM PUMP IS REQUESTED.
9. A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG ARLINGTON BOULEVARD IS REQUESTED.

AREA TABULATION

TOTAL SITE AREA: $\pm 364,252$ SF/ ± 8.36 AC
PROP. R.O.W. DEDICATION AREA = $\pm 8,680$ SF/ ± 0.20 AC

PROP. BUILDING AREA:	
PROP. DEALERSHIP	= ±60,000 SF
PROP. RETAIL	" ±20,000 SF
PROP. PHARMACY	= ±15,000 SF
PROP. FINANCIAL INSTITUTION	" ±5,000 SF

TOTAL PROP. BUILDING AREA = ±100,000 SF
PROP. F.A.R. = ±0.28*
(* FAR BASED ON PRE-DEDICATION AREA)

ZONING TABULATION

PROP. ZONE: C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT

	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 SF	±364,253 SF ±8.36 AC
MIN. LOT WIDTH	200 FT	±505 FT
MAX. BLD. HT.*	40 FT	±50 FT*
MIN. YARD REQUIREMENTS		
FRONT	45' ABP, 40 FT	±59 FT, ±62 FT
SIDE	NONE	N/A
REAR	20 FT	±117 FT
MAX. FAR**	0.40	±0.28**
OPEN SPACE	15%	±20%

* A SPECIAL EXCEPTION FOR AN INCREASE IN BLDG. HEIGHT IS REQUESTED WITH THIS PLAT.

⁴ FAR BASED ON PRE-DEDICATION AREA

PARKING TABULATION

PARKING REQUIRED

USE: SHOPPING CENTER *
RATE: 4.3 SPACES/1,000 SF OF GFA
($\pm 40,000 / 1,000 \times 4.3 = 172$)

USE: VEHICLE SALE, RENTAL, AND ANCILLARY SERVICE ESTABLISHMENT
RATE: 1 SPACE PER 500 SF OF ENCLOSED SALES/RENTAL FLOOR
AREA, PLUS 1 SPACE PER 2500 SF OF OPEN SALES/RENTAL DISPLAY
LOT AREA, PLUS 2 SPACES PER SERVICE BAY AND 1 SPACE PER
EMPLOYEE, BUT NOT LESS THAN 5 SPACES

ENCLOSED SALES/RETAIL: ±10,000/500 = 20 SPACES
OPEN SALE/RENTAL DISPLAY: ±5,000/2500 = 2 SPACES

OPEN SALES/RENTAL DISPLAY: \$5,000/2500 = 2 SPACES
SERVICE BAYS: 2 X 30 BAYS = 60 SPACES
EMPLOYEES: 115 EMP. = 115 SPACES

197 SPACES

TOTAL PARKING REQUIRED (ENTIRE SITE) = 369 SPACES

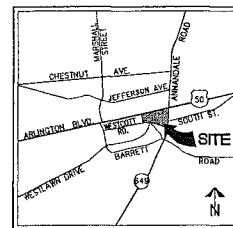
PARKING PROVIDED

SURFACE SPACES	= 201
STRUCTURE SPACES	= 190

TOTAL PARKING SPACES = 391 (INCL. 10 HC) **

* INCLUDES RETAIL, PHARMACY, AND FINANCIAL INS. INCLUDE ADDITIONAL FEES NOT CURRENTLY \$/OZ.

** ADDITIONAL PARKING AREA PROVIDED IN STRUCTURE FOR VEHICLE STORAGE



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS EXHIBIT/EXISTING VEGETATION MAP
3. GENERALIZED DEVELOPMENT PLAN/PROFFER CONDITION AMENDMENT PLAN
4. CONCEPTUAL LANDSCAPE PLAN
5. DETAIL OF LANDSCAPING AT TRIMPS RUN
6. TREE INVENTORY
7. CONCEPTUAL LANDSCAPE NOTES AND DETAILS
8. PRELIMINARY STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES/OUTFALL ANALYSIS
9. PRELIMINARY SIGHT DISTANCE PROFILES
10. PRELIMINARY SIGHT DISTANCE PROFILES
11. PRELIMINARY SIGHT DISTANCE PROFILES
12. TRUCK PATH AND SITE DETAILS
13. TRUCK PATH DETAILS
14. SITE DETAILS - ROUTE 50 IMPROVEMENTS
15. PARKING GARAGE AND STREETScape DETAILS
16. PHOTOMETRIC PLAN
17. PHOTOMETRIC PLAN
18. ARCHITECTURAL SITE ELEVATIONS - ILLUSTRATIVE PURPOSES ONLY
19. LINE OF SIGHT - ILLUSTRATIVE PURPOSES ONLY
20. FINANCIAL INSTITUTION ELEVATIONS - ILLUSTRATIVE PURPOSES ONLY
21. PHARMACY ELEVATIONS - ILLUSTRATIVE PURPOSES ONLY

COVER SHEET

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FAIRFAX COUNTY, VIRGINIA**

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[illegible]

PARCEL KEY	
TAX MAP #	EX. ZONE
050-4-01-0006	C-6
050-4-01-0007	C-6
050-4-17-H	C-6
050-4-17-H-1	C-6

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	19.45'	31.26'	103°24'25"	23.59'	28.97'	S50°14'31"E
C2	12.5860'	130.80'	87°50'51"	65.51'	130.64'	S20°48'58"E
C2A	12.5860'	86.34'	84°46'09"	40.70'	85.55'	S61°40'05"E
C2B	12.5860'	49.54'	217°42'	24.77'	49.53'	S04°42'01"E
C3	1.17565'	82.82'	52°34'35"	26.44'	82.88'	S08°43'29"E
C4	444.47'	194.11'	334°40'	37.39'	194.87'	S12°04'38"W
C5	444.47'	184.87'	119°41'11"	43.06'	185.64'	S28°53'17"W
C6	444.47'	173.23'	65°00'00"	50.51'	173.23'	S80°02'00"E

LIMITS OF 100-YEAR MAJOR —
FLOODPLAIN PER APPROVED RPA
PLAN 5243-RPA-001-1 BY WSS

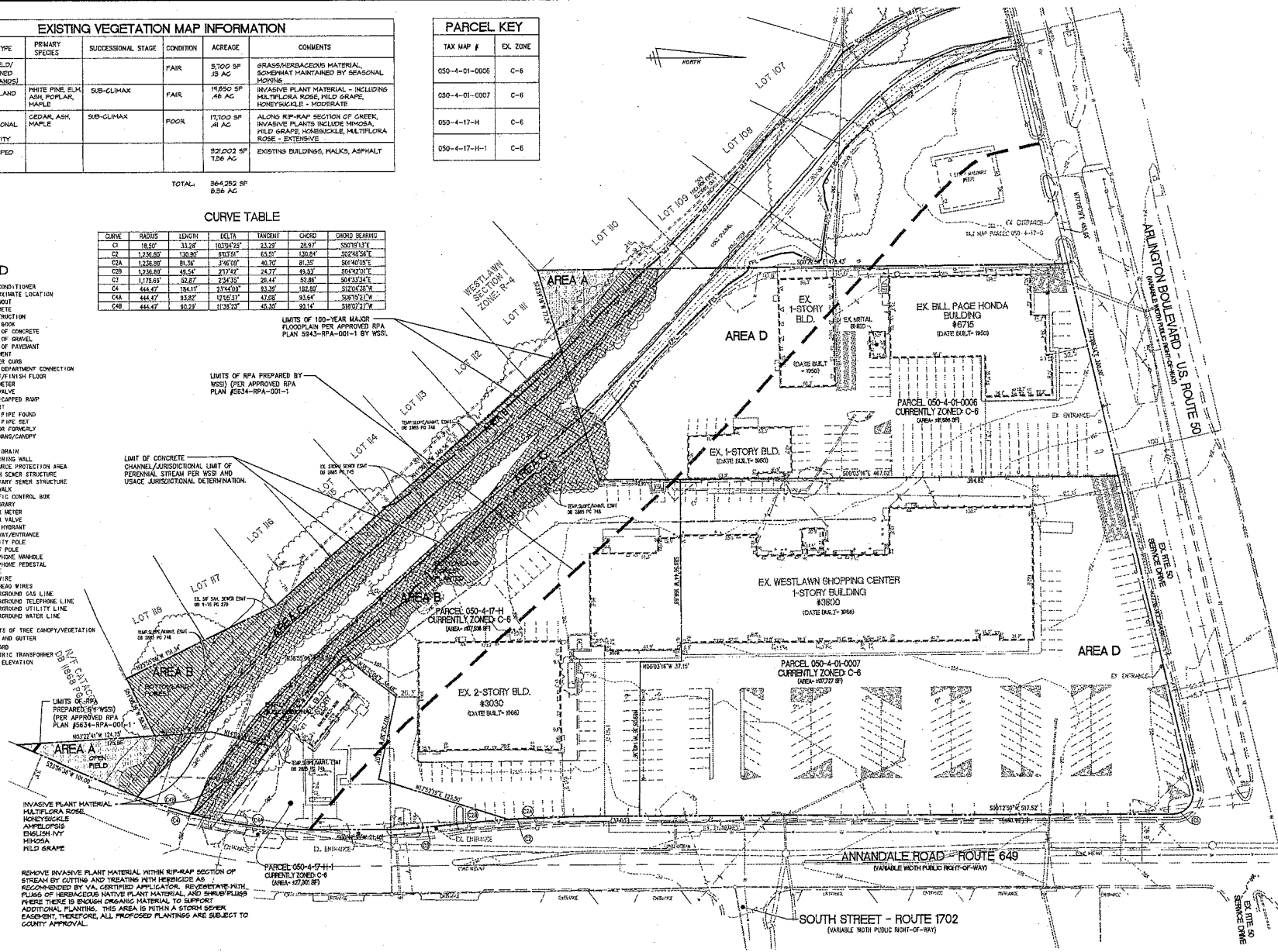
UNITS OF RPA PREPARED BY
WSSI) (PER APPROVED RPA
PLAN 45634-RPA-001-1

LIMIT OF CONCRETE
CHANNEL/JURISDICTIONAL LIMIT OF
PERENNIAL STREAM PER WSSI AND
USAGE JURISDICTIONAL DETERMINATION

LIMITS OF RPA
PREPARED BY WSSI)
(SEE APPENDIX C)

INVASIVE PLANT MATERIAL
MULTIFLORA ROSE,
HONEYBUCKLE
AND/OR OTHER
ENGLISH YEW
MILK MAE
FIELD HORSE

REMOVE INVASIVE PLANT MATERIAL WITHIN RUM-RAAP SECTION OF
STREAM BY CUTTING OR TREATING WITH HERBICIDE AS
RECOMMENDED BY VA. CERTIFIED APPLICATOR. REVEGETATE WITH
PLUGS OF HERBACEOUS NATIVE PLANT MATERIAL AND SHRUB PLUGS
IF AVAILABLE. IS ENOUGH ORGANIC MATERIAL TO SUPPORT
ADDITIONAL PLANTING. THIS AREA IS WITHIN A STORM SEWER
EASEMENT. THEREFORE, ALL PROPOSED PLANTINGS ARE SUBJECT TO
APPROVAL.



EXISTING CONDITIONS EXHIBIT / EXISTING VEGETATION MAP

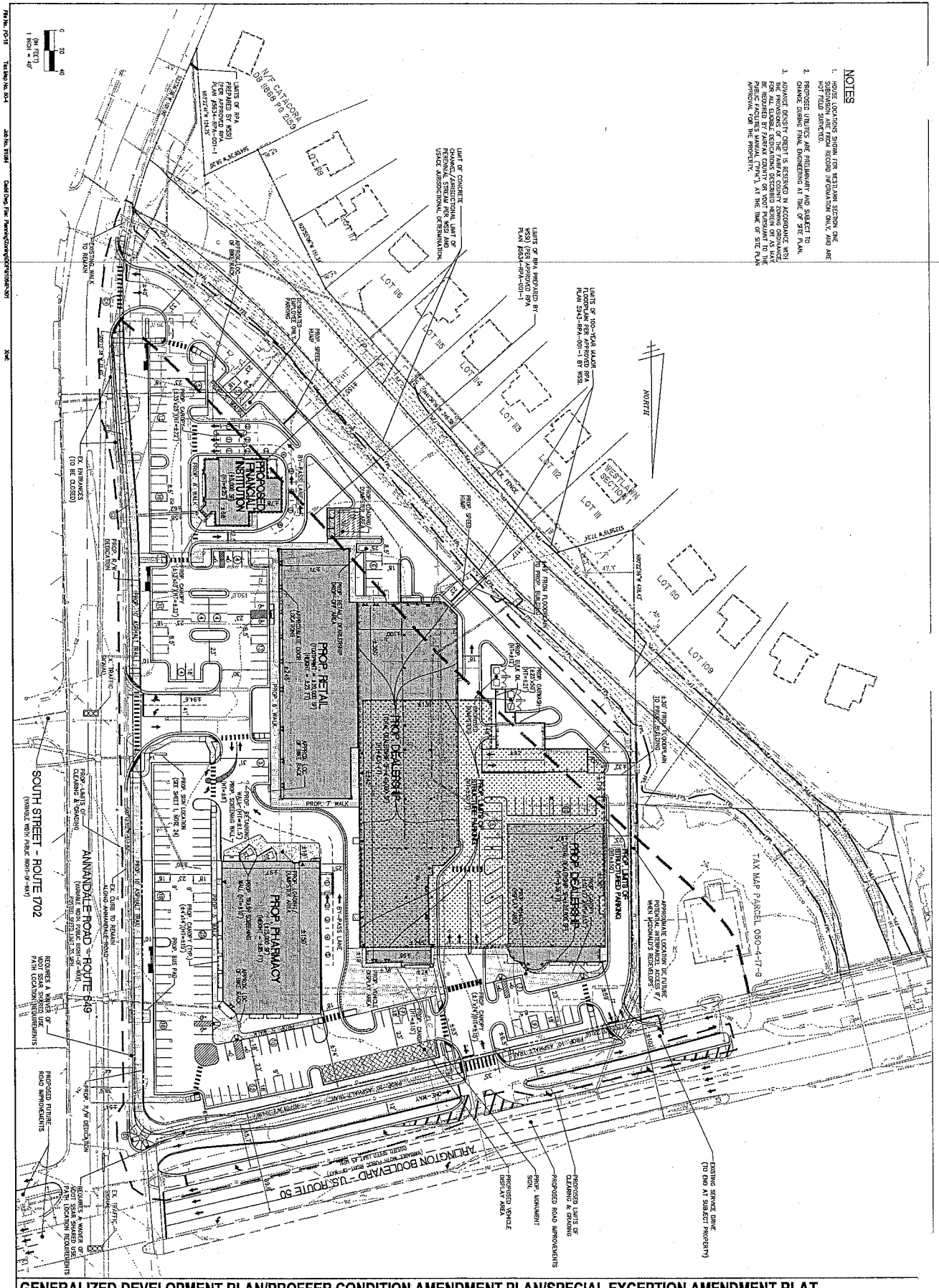
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(703) 382-6160 Fax (703) 330-1301
www.WLP.com

INCORPORATED ESTABLISHED 1964
SCALE 1"=4' WATER DIVISION, ROAD DIST. IN WASHINGTON STATE
DATE 10/04/11 DRAWN BY JLM

- NOTES**
1. HOUSE LAYOUTS SHOWN FOR WESTLAWN SECTION ONE. SUBMISSIONS ARE FROM RECORD INFORMATION ONLY, AND ARE NOT FIELD SURVEYED.
 2. PROPOSED LOTS ARE PRELIMINARY AND SUBJECT TO FURTHER REVISIONS BASED ON RECORD INFORMATION.
 3. ADJACENT PROPERTY OWNER IS REQUESTED TO APPROVE WITHIN THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCES FOR ALL LOTLINE REVISIONS. RECORDS OF THE FAIRFAX COUNTY ZONING DEPARTMENT, 1000 MARKET STREET, SUITE 200, FAIRFAX, VA 22033, SHOULD BE CONSULTED FOR THE PUBLIC FACILITIES MANUAL (PFM), AT THE TIME OF SITE PLAN APPROVAL FOR THE PROPERTY.



GENERALIZED DEVELOPMENT PLAN/PROFFER CONDITION AMENDMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT

**BILL PAGE HONDA &
WESTLAWN SHOPPING CENTER**
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1965
SCALE: 1" = 40'
DATE: 10/11/11; REV. 10/20/11; 11/10/11; 12/01/11; 12/04/11

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TOTAL SITE AREA	±384,252 S.F.
R.O.W. DEDICATION	- ±8,370 S.F.
FLOODPLAIN AREA	- ±54,618 S.F.
ADJUSTED SITE AREA	±301,264 S.F.
PERCENT REQUIRED	X 10 %
TREE COVER REQUIRED	±30,126 S.F.

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM FILE) = 37,550 SF
 B. AREA OF EXISTING TREES OUTSIDE FLOODPLAIN/STORM EXISTENCE AREA = 300 SF
 C. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 61%
 (TOTAL ADJUSTED SITE AREA = 302,614 SF)
 D. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10% (30,261 SF)
 (1.000000 ADJUSTED FOR 10% = 30,261 SF)
 E. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (35.63% * 10)
 10 = 356 SF
 NOTE: THAT TREES ARE BROADLEAF PERMANENT AND NOT CANDIDATES FOR PRESERVATION
 ADJUSTED TARGET OUTSIDE OF STORM SEWER AND FLOODPLAIN = 0%
 F. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 0 SF
 G. WAS THE TREE PRESERVATION TARGET WADSWORTH BUILT MET? YES 100 %

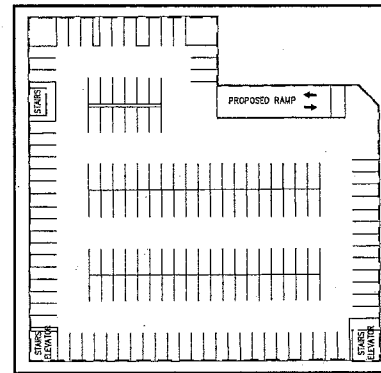
CATEGORY IV TREES ± 99 @ 200 SF $\pm 19,800$ SF
2-2 1/2" CALIPER
REPRESENTATIVE TREE TYPES: ACER RUBRUM, PLATANUS ACERIFOLIA, QUERCUS
PHELLOS, QUERCUS RUPESTRIS, TILIA AMERICANA

CATEGORY II TREES ± 31 @ 100 SF $\pm 3,100$ SF
2-2 1/2" CALIPER
REPRESENTATIVE TREE TYPES: AMELANCHIER ALBIFLORA, AMELANCHIER
CANADENSIS, CERCIS CANADENSIS, CORONARIUS VITICOLUS, CORNUS MAS,
HALESIA CAROLINIANA, MAGNOLIA VIRGINIANA, OXYDOENDRON ARBOREUM

CATEGORY II EVERGREEN TREES ±80 @ 100 ±8,000 SF
8-10' HEIGHT
REPRESENTATIVE TREE TYPES: ILEX OPACA, JUNIPERUS VIRGINIANA, PINUS
QUINQUEFLOIA, SICEA ALABRICA

TOTAL PLANTED TREE COVERAGE: . ±34,100 SF

TOTAL PARKING AREA (NCL. SURFACE OF PARKING GARAGE)	±161,852 S.F. X 5 %
REQUIRED	±8,093 S.F.
PROPOSED	±8,400 S.F. (47 TREES @ 200 SF)



TOP DECK OF GARAGE DETAIL

PROPOSED DECIDUOUS TREES

PROPOSED DECIDUOUS TREES
(COUNTED TOWARDS INTERIOR
PARKING LOT LANDSCAPING)

PROPOSED DECIDUOUS TREES
(COUNTED TOWARDS PERIPHERAL
PARKING LOT LANDSCAPING)

PROPOSED MEDIUM DECIDUOUS/
ORNAMENTAL TREES/PLANTERS

PROPOSED EVERGREEN TREES

PROPOSED DECORATIVE PLANTINGS

EXISTING TREE COVER TO REMAIN, TREES WITHIN A STREET SEWER OR
SANITARY SEWER EASEMENT HAVE NO
CREDIT TOWARD

FRONT PERIPHERAL PARKING LOT REQ. 1 SHADE TREE/40 LF
1,130'/40 = 28.25 OR 29 REQ.
32 PROVIDED

ALL PLANTINGS SHOWN ARE SCHEMATIC AND PRELIMINARY IN NATURE. THEY ARE
SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.

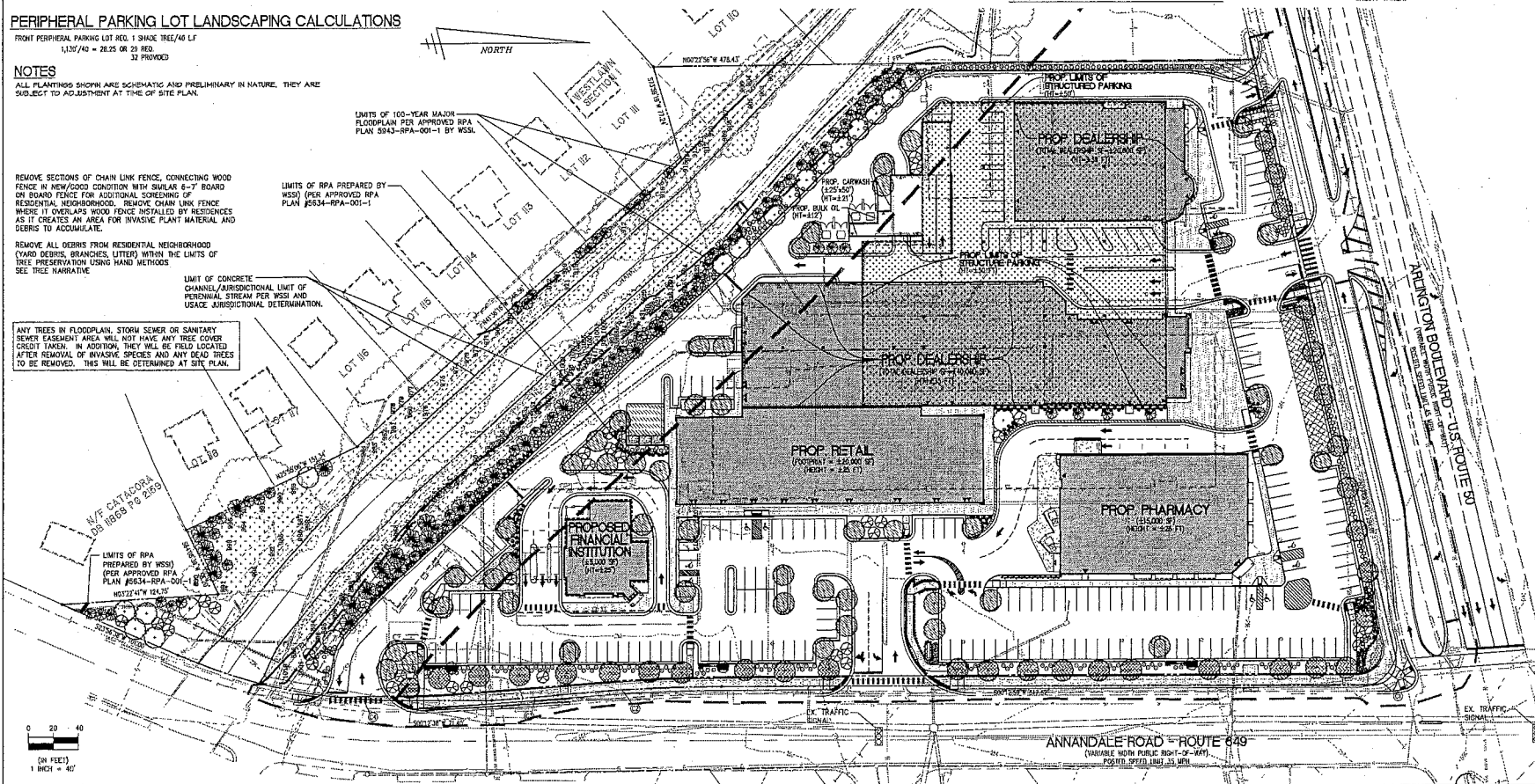
REMOVE SECTIONS OF CHAIN LINK FENCE, CONNECTING WOOD FENCE IN NEW/GOOD CONDITION WITH SIMILAR 6"-7" BOARD ON BOARD FENCE FOR ADDITIONAL SCREENING OF RESIDENTIAL NEIGHBORHOOD. REMOVE CHAIN LINK FENCE WHERE IT OVERLAPS WOOD FENCE INSTALLED BY RESIDENCES AS IT CREATES AN AREA FOR INVASIVE PLANT MATERIAL AND DEBRIS TO ACCUMULATE.

REMOVE ALL DEBRIS FROM RESIDENTIAL NEIGHBORHOOD
(YARD DEBRIS, BRANCHES, UTTER) WITHIN THE LIMITS OF
TREE PRESERVATION USING HAND METHODS.
SEE TREE NARRATIVE

ANY TREES IN FLOODPLAIN, STORM SEWER OR SANITARY SEWER EASEMENT AREA WILL NOT HAVE ANY TREE COVER CREDIT TAKEN. IN ADDITION, THEY WILL BE FIELD LOCATED AFTER REMOVAL OF INVASIVE SPECIES AND ANY DEAD TREES TO BE REMOVED. THIS WILL BE DETERMINED AT SITE PLAN.

LIMITS OF RPA PREPARED BY-
WSSI (PER APPROVED RPA
PLAN J5634-RPA-001-1

LIMIT OF CONCRETE CHANNEL/JURISDICTIONAL LIMIT OF PERENNIAL STREAM PER WSSI AND USAGE JURISDICTIONAL DETERMINATION.






**BILL PAGE HONDA &
WESTLAWN SHOPPING CENTER**
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

AGE HOME SHOPPI MASON DISTRICT

**BILL PAGE HONDA &
LAWN SHOPPING CE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

SHEET: 4 OF 21

WALTER L.

PHILLIPS

CORPORATED, STAMPAER-RED, 346,
DATE: MAY 11, 1970, TIME: 10:00 AM, 10:00 PM
SCALE AS NOTED

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Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
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FAX (703) 533-1301
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DRAWN BY: _____ CHECKED BY: _____
DATE: _____

[illegible]

TABLE 12.10 - 10-YEAR CANOPY CALCULATION WORKSHEET

Step	Details	Totals	Reference
A. Tree Preservation Target and Statement			
A.1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.9 SHEET 4	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B.1	Identify gross site area =	56,425.0 SF	§ 12-0511.1(A)
B.2	Subtract area dedicated to parking, road, parking, and other paved areas =	45,300 SF	§ 12-0511.1(B)
B.3	Subtract area of easements =	55,410.0 SF	§ 12-0511.1(C)(1)
B.4	Adjusted gross site area (B.1 - B.2) =	11,125.0 SF	§ 12-0511.1(C)(2)
B.5	Identify site's zoning and/or use =	C-2	
B.6	Percentage of 10-year tree canopy required =	10%	§ 12-0511.1 and Table 12.4
B.7	Area of 10-year tree canopy required (B.4 x B.6) =	1,223.75 SF	
B.8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B.9	If B.8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C.1	Tree Preservation Target Area =	0	
C.2	Total canopy area meeting standards of § 12-0508 =	0	§ 12-0511.1(B)
C.3	Total canopy area provided by unique or valuable forest or woodland communities =	0	§ 12-0511.1(C)(2)
C.4	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Sentinel" trees =	0	§ 12-0511.1(C)(3)
C.5	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Sentinel" trees =	0	§ 12-0511.1(C)(3)
C.6	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	340,126 SF	§ 12-0511.1(D)
C.7	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	340,126 SF	§ 12-0511.1(D)
C.8	Total of C.1, C.2, C.3, C.4, C.5, C.6, and C.7 =	N/A	§ 12-0511.1(E)
C.9	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	340,126 SF	§ 12-0511.1(D)
C.10	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	340,126 SF	§ 12-0511.1(D)
D. Tree Planting			
D.1	Area of canopy to be met through tree planting (D.8 - D.9) =	11,125.0 SF	
D.2	Area of canopy planted for air quality benefits =	0	§ 12-0511.1(F)
D.3	Area of canopy planted for energy conservation =	0	§ 12-0511.1(G)
D.4	Area of canopy planted for water quality benefits =	0	§ 12-0511.1(H)
D.5	Area of canopy planted for wildlife benefits =	0	§ 12-0511.1(I)
D.6	Area of canopy provided by native trees =	0	§ 12-0511.1(J)
D.7	Area of canopy provided by improved cultivars and varieties =	0	§ 12-0511.1(K)
D.8	Area of canopy provided through tree seedlings =	0	§ 12-0511.1(L)
D.9	Area of canopy provided through native shrubs or woody seedling mix =	0	§ 12-0511.1(M)
D.10	Percentage of D.1 represented by D.10 =	0	§ 12-0511.1(N)
D.11	Total of canopy area provided through tree planting =	0	§ 12-0511.1(O)
D.12	Is an off-site planting relief requested?	NO	Yes or No
D.13	Tree Bank or Tree Fund?	NO	Yes or No
D.14	Canopy area requested to be provided through off-site banking or tree fund =	0	
D.15	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E.1	Total of canopy area provided through tree preservation (C.1) =	0	
E.2	Total of canopy area provided through tree planting (D.11) =	0	
E.3	Total of canopy area provided through off-site banking or tree fund (D.14) =	0	
E.4	Total of 10-year Tree Canopy Provided = (E.1 + E.2 + E.3) =	0	

NATIVE/DESIRABLE TREE COVER, NO ADDITIONAL CREDIT TAKEN

SPECIES OF TREE AND RELATED CATEGORY (EACH AS DESIRABLE SPECIES, NATIVE, AND WILDLIFE CREDIT) WILL BE DETERMINED AT THE TIME OF SITE PLAN. PLANT TOTALS LISTED DO NOT INCLUDE ANY ADDITIONAL CREDITS FOR THE CATEGORIES LISTED ABOVE.

NOTE:
ALL NOTES AND DETAILS PROVIDED ON THIS SHEET ARE CURRENT AT THE TIME OF PLAN PREPARATION. CONTRACTOR IS RESPONSIBLE FOR USING CURRENT DETAILS AT THE TIME OF CONSTRUCTION.

URBAN FOREST MANAGEMENT
POLICY ON LANDSCAPE IMPROVEMENTS
November 17, 2016

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans or development sites subject to review and inspection by the County. Included are regulations governing the most common areas of landscape non-compliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

Tree and Shrub Planting
1. Trees and shrubs that are planted shall be of the species and size specified on the approved plan. There shall be no deviations from the approved size specified except as approved by Fairfax County Urban Forest Management (UFM). (PFM 12-0703.1A)

2. All trees and shrubs shall meet the standards for size and quality specified in the American Association of Nurserymen's *Standard for Nursery Stock*, (ANSI Z60.1-1996). See attachment #1, (PFM 12-0703.1B)

Species Substitutions
3. Species substitutions within the tree categories listed in Table 12.17 are generally accepted unless otherwise specified by preferred conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following: (PFM 12-0703.1C)
a. *Plant Diversity* - The use of substitutions shall not result in any species making up more than 10 percent, and shall not result in any one genus making up more than 35 percent, of the total number of trees required to be planted on the site. (PFM 12-0703.1D)

b. *Defoliation* - A letter signed by the permittee shall be provided to UFM acknowledging any proposed substitutions to trees and shrubs shown on the approved plan. (PFM 12-0703.1E)
c. *Substitution Outside of Tree Category* - Substitution of a tree within the approved plan from one tree category to another in PFM Table 12.17, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0703.1F)
d. *Species Substitution* - Substituted species must be similar to the pre-development conditions of the planting location for which it is intended. (PFM 12-0601.1F)
e. *Additional Tree Credit* - In cases where additional tree credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following:
Air Quality: PFM 12-0510.4B(1)
Water Quality: PFM 12-0510.4B(2)
Wildlife Benefits: PFM 12-0510.4B(3)
Native Trees: PFM 12-0510.4B(4)

Planting Location
4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFM acknowledges that trees may be optimally located, as shown on the plan, and covering input from Permittees and their landscape professionals regarding proposed improvements then might be implemented. Any substantive deviation from the approved plan that is made in the field must be approved by UFM and shall be in conformance with the following:
a. *Planting Area* - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1H)
b. *Environmental Conditions* - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1I)
c. *Competition* - If planting in areas that have been previously occupied, the soil shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0703.1B)
d. *Restrictive Barrier* - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0510.4B(3))
e. *Spacing* - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.7, does not significantly overlap or, as determined appropriate by UFM, be in close proximity to and promote long-term survival. (PFM 12-0510.4B(4))
f. *Planting* - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easement that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or vehicular maintenance of the utility, as determined by the Director of DPW. (PFM 12-0510.4B(5))

Staking and Guying
5. Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be staked individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where conditions may be a concern. All staking and guying material must be removed within one year of plant installation. (PFM 12-0703.1C)

Seasonal Landscape Deferrals
6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of a tree as determined by the Urban Forest Management. A request for a Landscape Deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by project or conditions.

7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspection Division or the Urban Forest Management.

8. At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferred deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

Requirements Prior to Approval of RUP/Non-RUP
9. The landscaping and site work requirements of Article 13 or of any approved preferred condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Permit, provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided, such justification shall include an agreement and bond with warranty satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 18-704.3) See Seasonal Landscape Deferrals above.

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Tree and Shrub Planting Guidelines

Plant and Site Selection
Select trees and shrubs well-adapted to conditions of individual planting sites. Plants and plants are chosen from the list, in order to ensure they're planted in the right place, in the right soil, and in the right season.

Test will determine before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole, or mulching or raising the planting site (form construction).

After installing, select more water-tolerant species. The trees, vines, and shrubs, including cypresses, willow, and other high. For shrubs, by history, including dogwood and hollyhock. Avoid dogwoods, azaleas, Japanese flowering, and other plants that don't like "wet feet" when they're in place.

Examine soil for compaction before planting. If soil is compacted, consider replacing with gravel from an area of undisturbed soil, or an impact material such as expanded polystyrene to a depth of at least 18 inches in the soil planting area. Do not bury plants in soil. Quantities of soil - compaction will increase and drainage decrease.

Site Preparation
Dig shallow planting holes three times as wide as the root ball. While shallow holes encourage root growth that trees and shrubs naturally produce. In well-drained soil, dig holes no deeper than 12 inches. In poorly-drained soil, dig the hole one to two inches shallower than the root ball. Cover the exposed root ball with soil.

Don't dig holes deeper than root balls or too loose and loose soil. Because trees and shrubs need to be planted in a hole that is not too deep. With holes one to two inches shallower than the root ball. Cover the exposed root ball with soil.

Backfill holes with existing unamended soil. Do not incorporate organic matter such as peat moss into the backfill.

Tree Care After Planting
Remembering and taking from trees and shrubs to protect them from the elements. Use a mulch layer to protect roots from the elements. Use a mulch layer to protect roots from the elements. Use a mulch layer to protect roots from the elements.

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backfill for individual planting holes. Differences in soil pore sizes will be created during profiles with water from rain and soil growth between the root ball, planting hole, and surrounding soil.

Don't dig too deep. Dig a test hole three times as deep as your planting hole and fill with water. Cover any exposed root ball with soil.

Incorporate slow-release granular fertilizer into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. Avoid using fast-release granular fertilizers that can damage tree roots. Use no more than 14 actual nitrogen per 1,000 lb. of planting hole material. (Examples: If using 16-2-12 with a 2.5 diameter hole, incorporate 0.3 lb. per planting hole.)

Tree and Shrub Preparation
Carefully inspect the wrapping around root balls (RH) (shaded and bagged) trees and shrubs. Harvested trees may have synthetic material, as well as being treated for root decay, to keep them alive. If any of these materials are found, remove them. If any of these materials are found, remove them. If any of these materials are found, remove them.

Wire baskets used to protect root balls degrade very slowly underground. Remove the top 12 inches of wire to keep exposed from getting caught in tree holes, and remove roots from planting.

Remove all spines, whether large or small, from trunk, apical, or terminal. In case of non-woody, and spines can cause root damage.

Remove plastic containers from container-grown trees and shrubs. Put plants in three bags, break away one bag, and remove the rest. Many trees are coated to protect their soil, but this coating can damage the soil and roots and cause root rot.

If roots are exposed, remove the root ball coating. Cut roots through the roots in a few places. Cutting helps prevent cutting roots from eventually growing the trunk. Select trees grown in containers with treated soil or a

added root coating, use landscape fabric that resist weed root penetration. Apply only one to two inches of mulch over fabric to protect roots from the elements. Use a mulch layer to protect roots from the elements. Use a mulch layer to protect roots from the elements.

Only stakes from trees with large trunks, or those situated on windy sites or where people may walk through them, should be used for a maximum of one year. When trees are placed in the ground, use stakes to support them. Use stakes to support them. Use stakes to support them.

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CONCEPTUAL LANDSCAPE NOTES AND DETAILS

BILL PAGE HONDA &
WESTLAWN SHOPPING CENTER
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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DATE: 10/24/17
APPROVED: [Signature]
DATE: 10/24/17

REVISION	DATE	DESCRIPTION
1	10/24/17	Initial Design
2	10/24/17	Final Design

DATE: 10/24/17
APPROVED: [Signature]

DATE: 10/24/17
APPROVED: [Signature]

DATE: 10/24/17
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APPROVED: [Signature]

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APPROVED: [Signature]

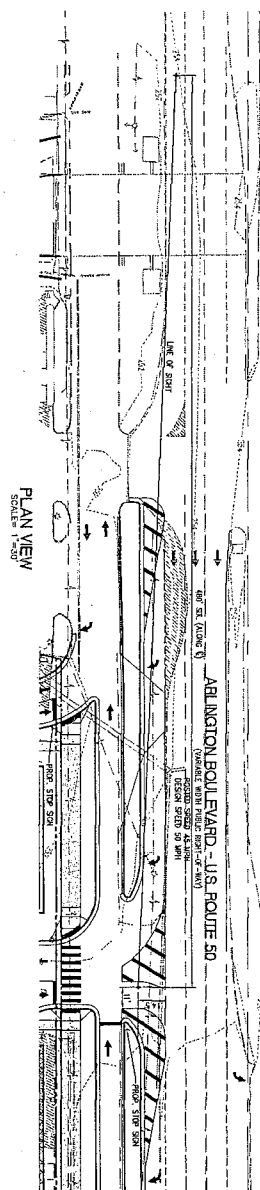
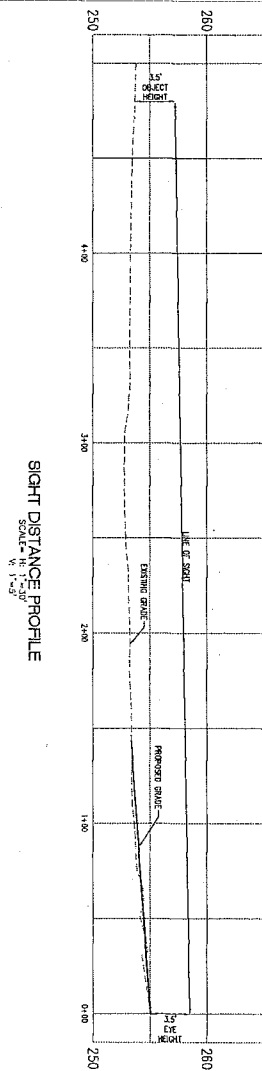
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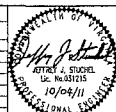
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PRELIMINARY SIGHT DISTANCE PROFILES

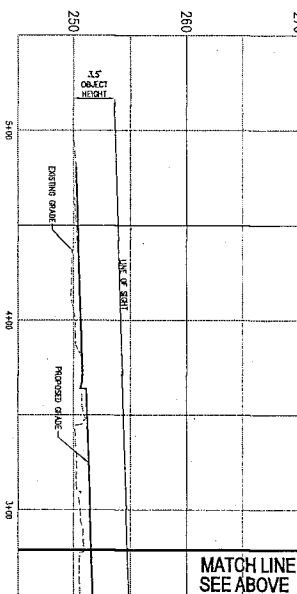
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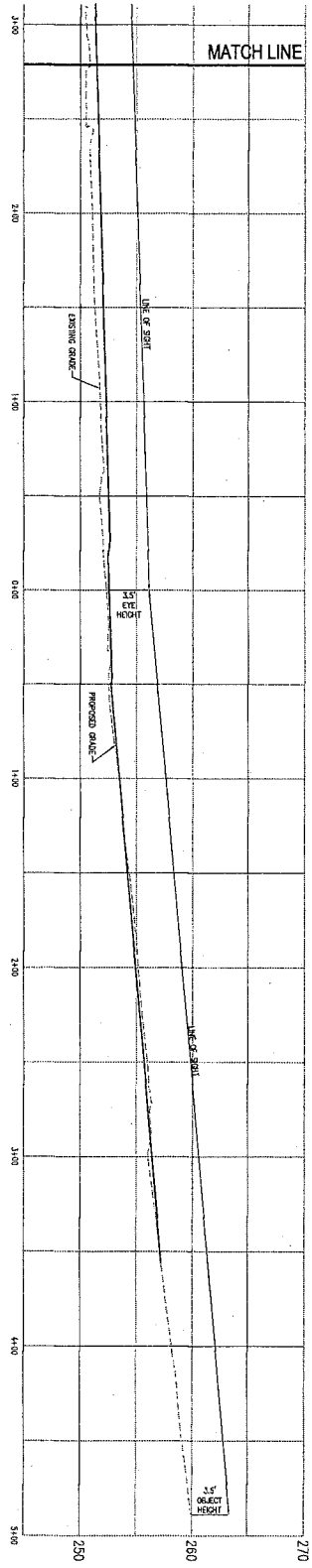
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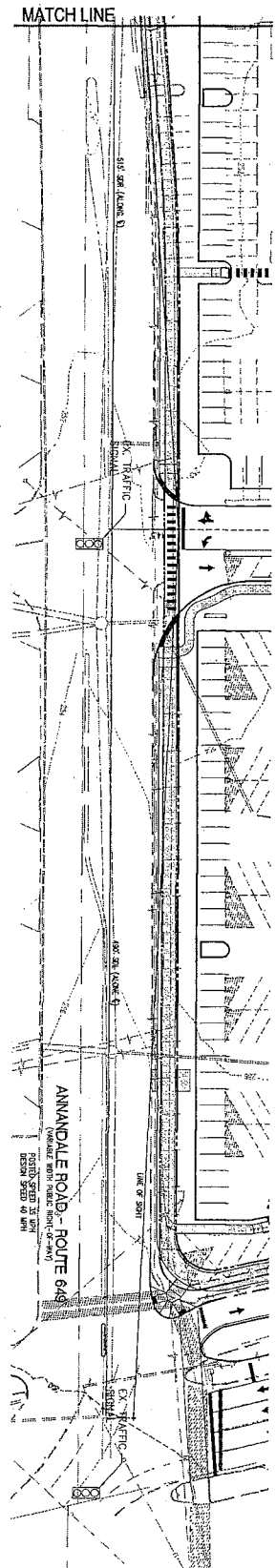
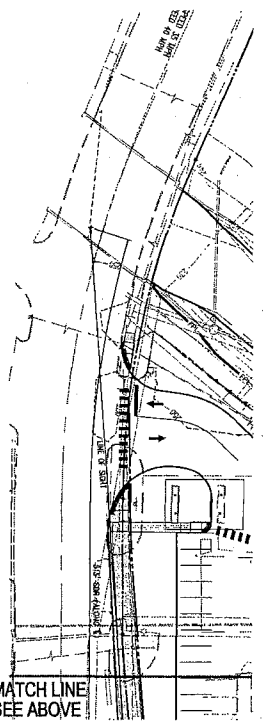

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 DRAWN: _____ CHECKED: _____



SIGHT DISTANCE PROFILE
 SCALE: H: 1"=50'
 V: 1"=5'



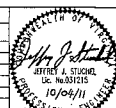
PLAN VIEW
 SCALE: 1"=50'



PRELIMINARY SIGHT DISTANCE PROFILES

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 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	BY	APPROVED



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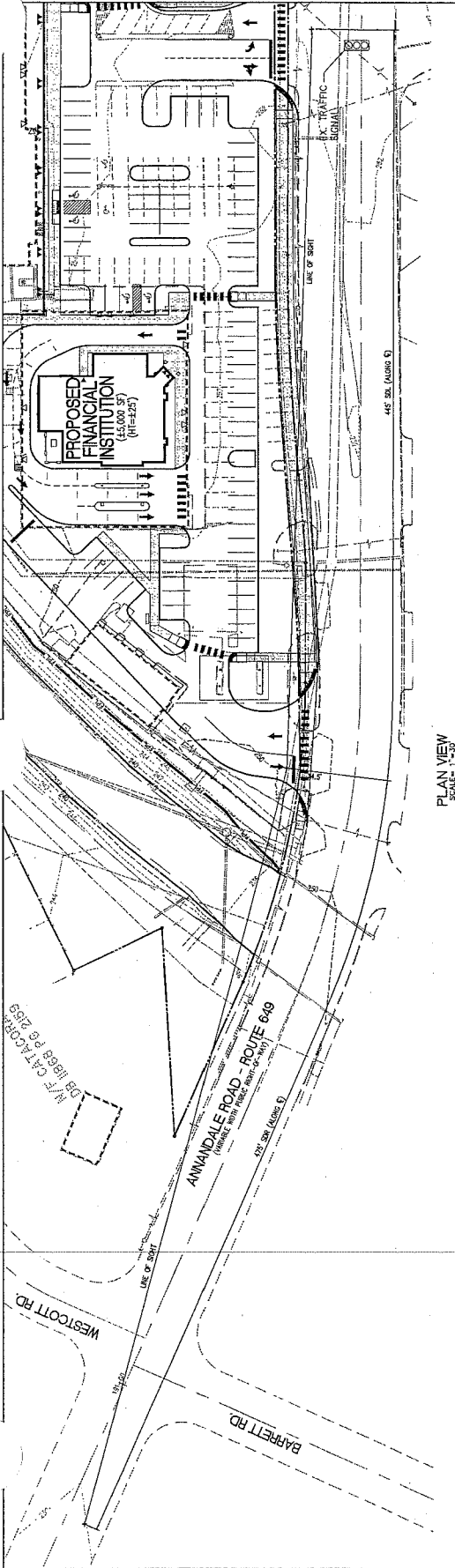
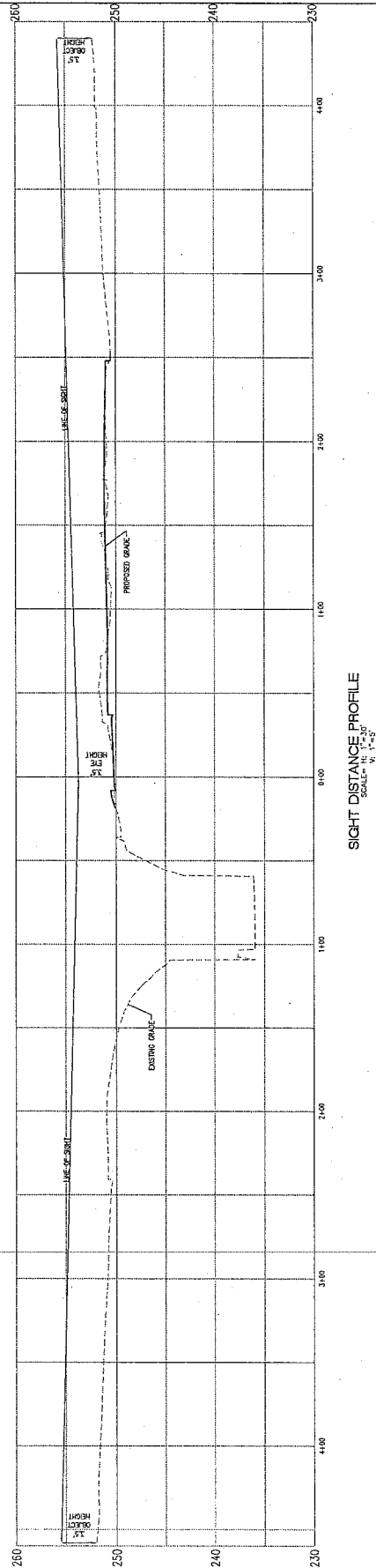
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SHEET: 11 OF 21

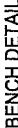
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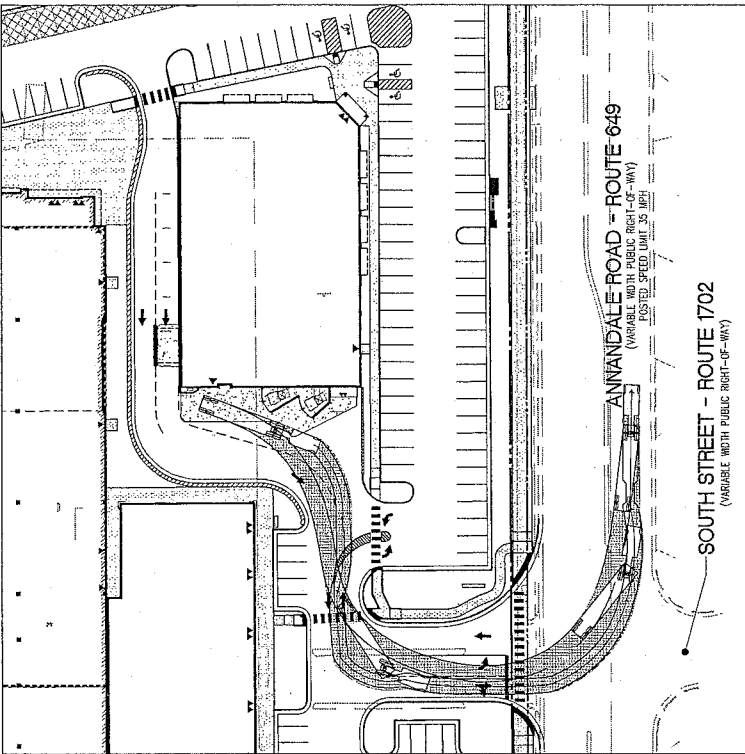
WALTER L. PHILLIPS
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Phone (703) 553-1301
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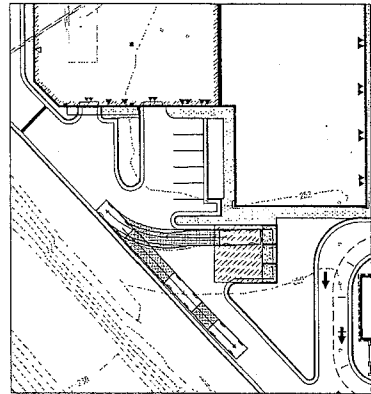
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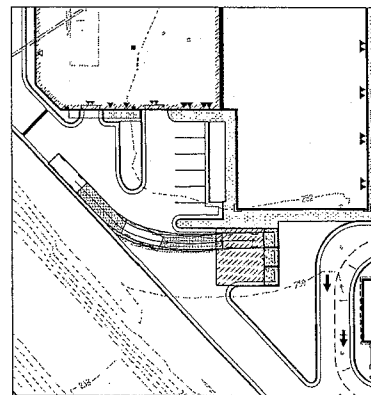
TRUCK PATH DETAILS



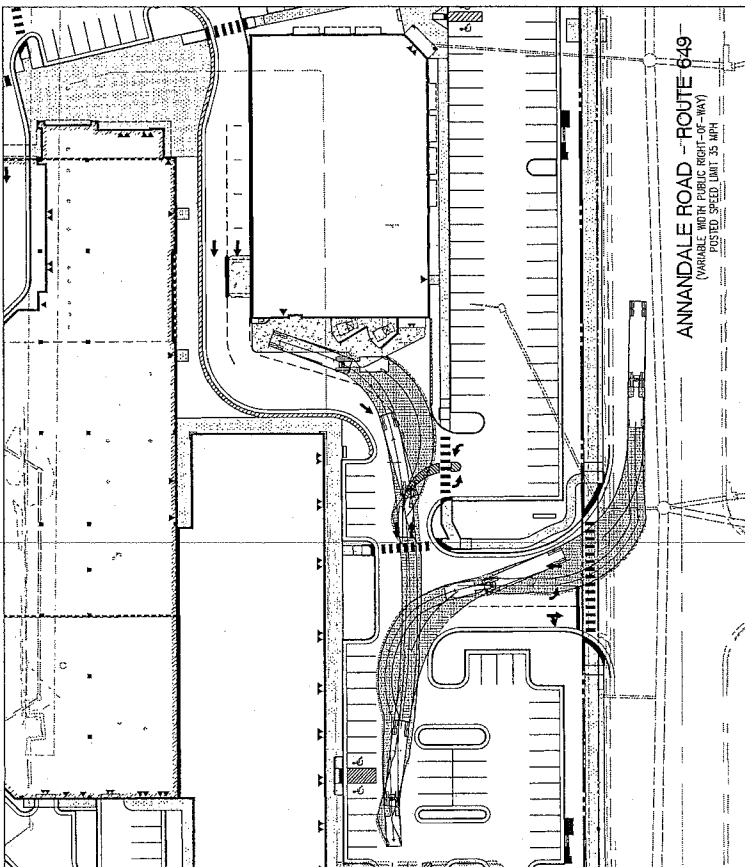
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AND GARBAGE TRUCK CIRCULATION DETAIL AT PHARMACY
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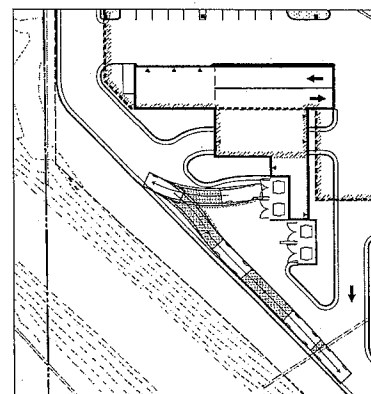
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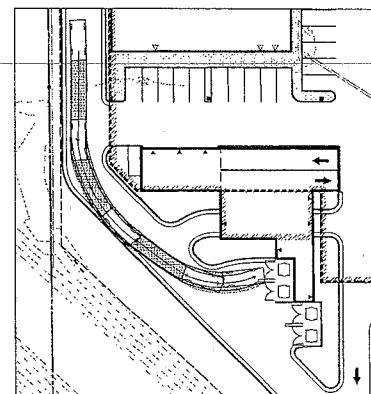
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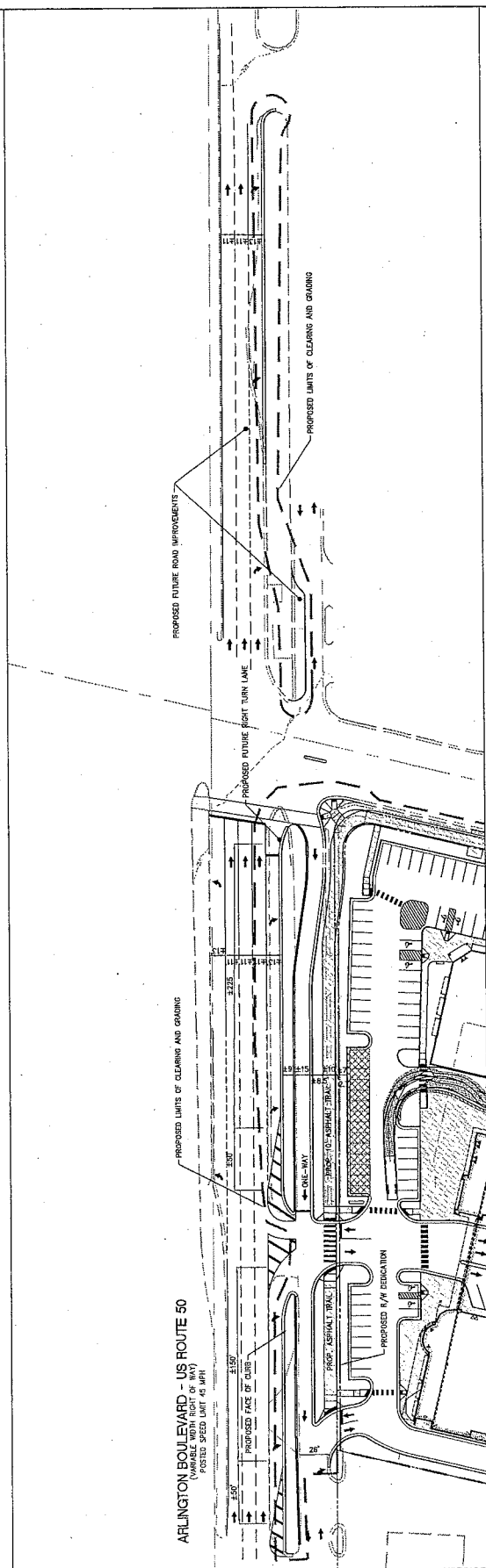


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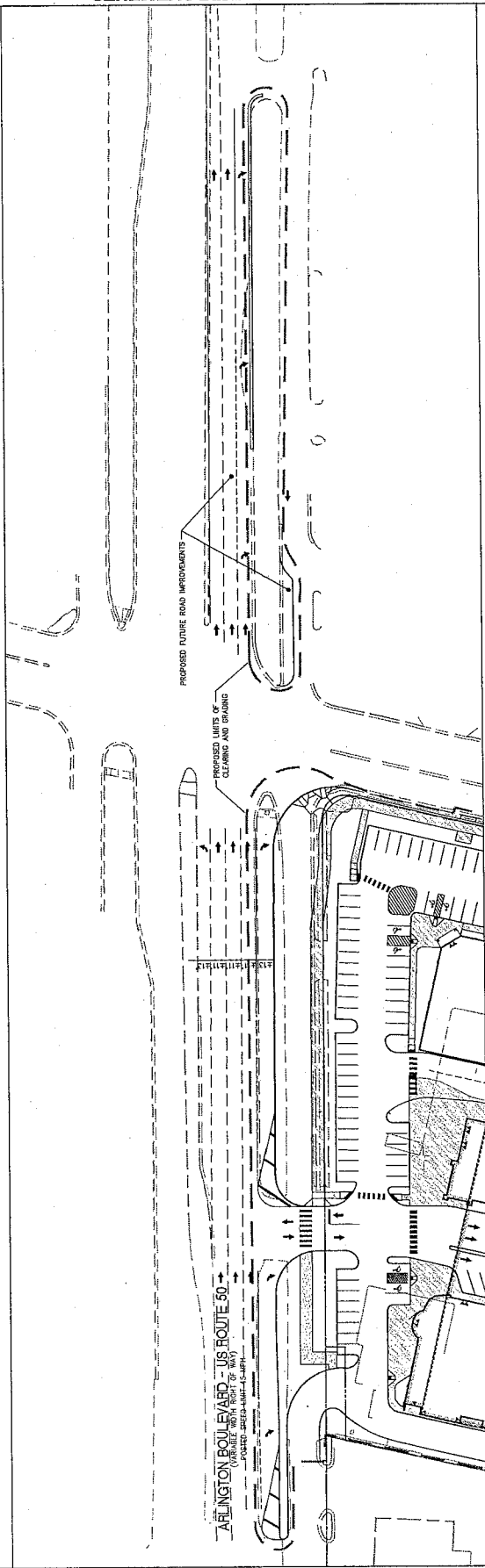


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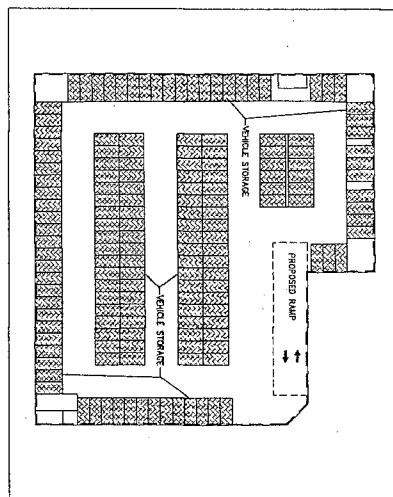
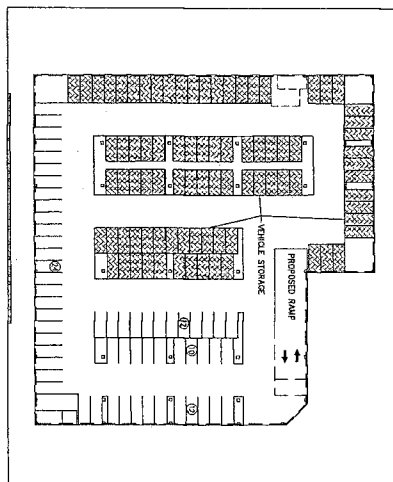
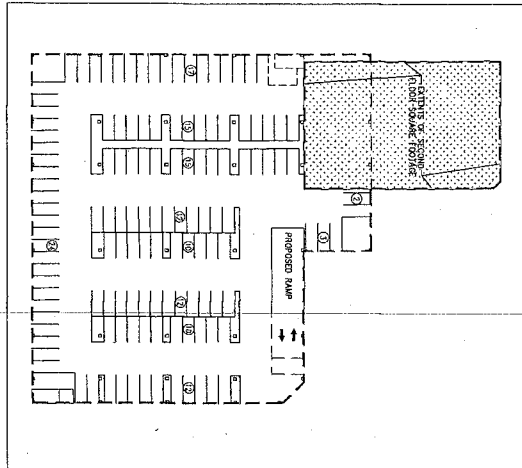
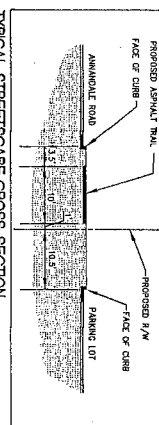
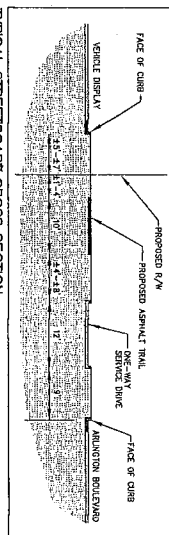
SITE DETAILS - ROUTE 50 IMPROVEMENTS



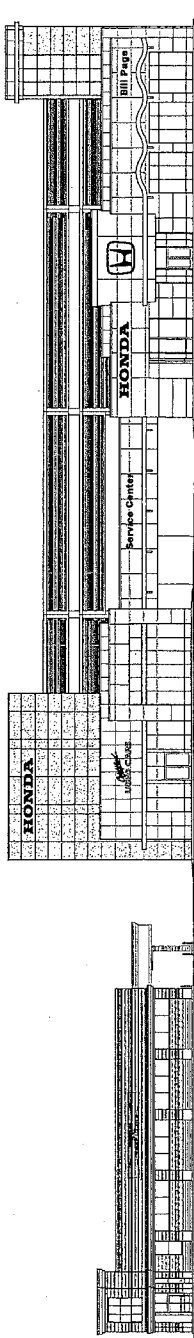
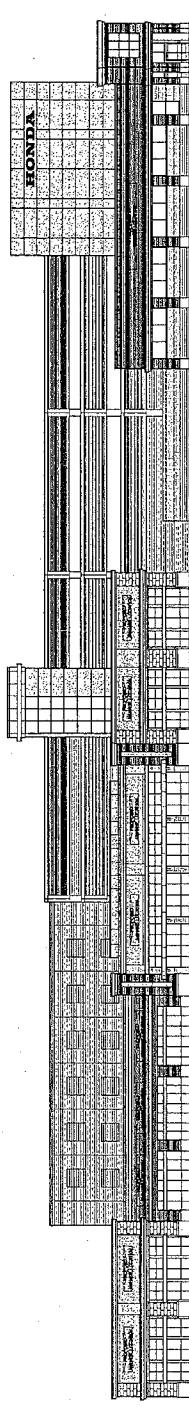
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(ONE-WAY WEST BOUND SERVICE DRIVE)
(SCALE: 1"=40')



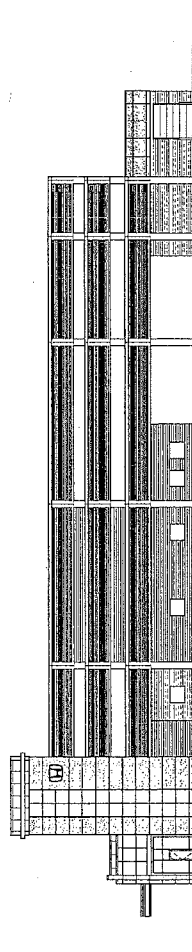
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(REMOVE EXISTING SERVICE DRIVE)
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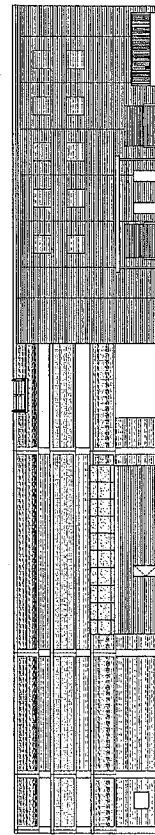

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ARLINGTON BOULEVARD (NORTH) ELEVATION

ANNANDALE ROAD (EAST) ELEVATION



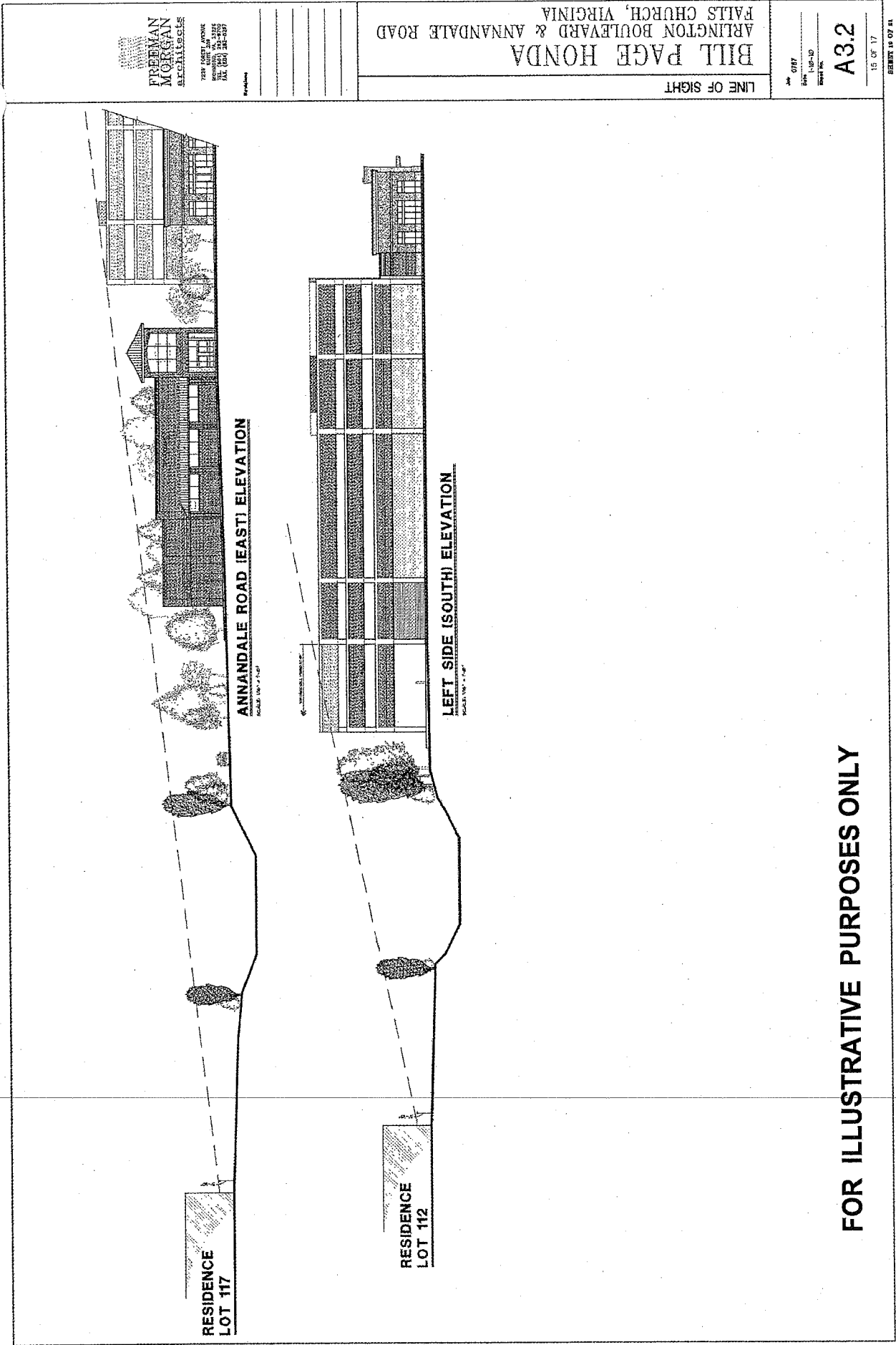
RIGHT SIDE (WEST) ELEVATION



REAR (SOUTH) ELEVATION

PHARMACY (SOUTH) REAR ELEVATION

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Architect

BILL PAGE HONDA
ARLINGTON BOULEVARD & ANNANDALE ROAD
FALLS CHURCH, VIRGINIA

DATE

BY

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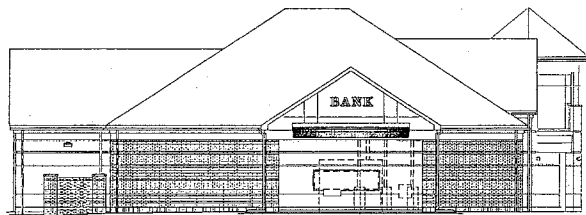
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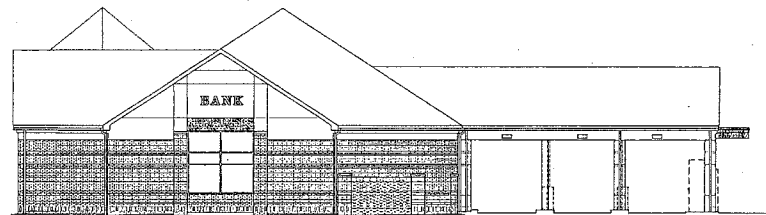
15 OF 17

SHEET 15 OF 17

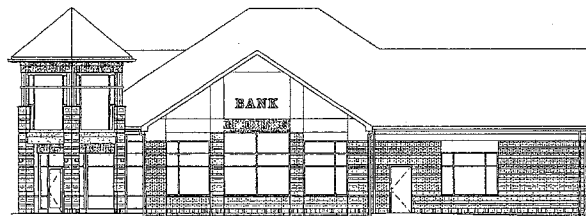
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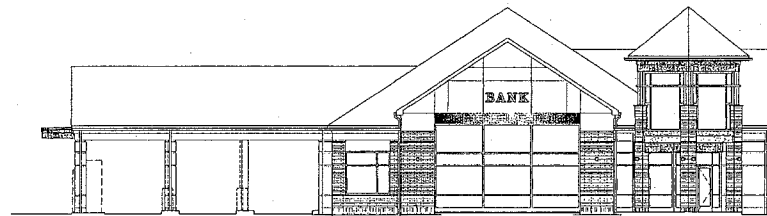
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5E BUILDING ELEVATION
1/8" = 1'-0" 01/24/2006/000



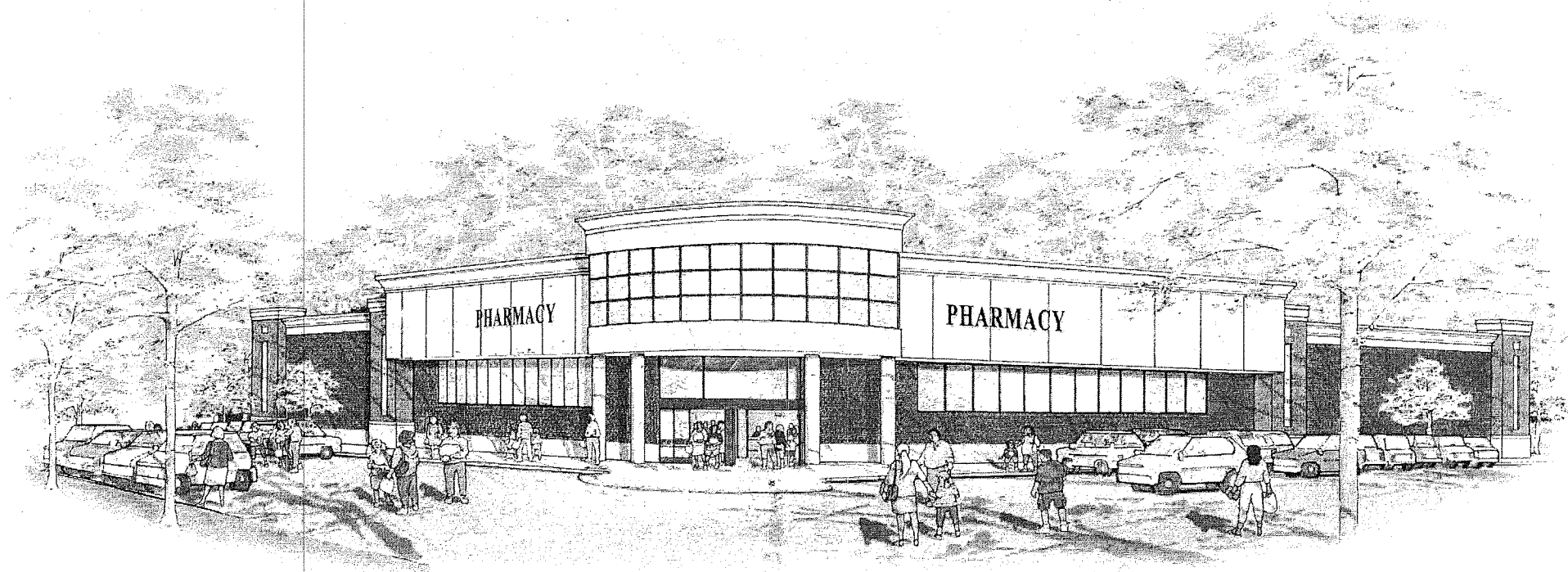
1G BUILDING ELEVATION
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5G BUILDING ELEVATION
1/8" = 1'-0" 01/24/2006/000

FINANCIAL INSTITUTION ELEVATIONS

FOR ILLUSTRATIVE PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY

WESTLAWN CENTER

ARLINGTON BOULEVARD & ANNANDALE ROAD
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**FREEMAN
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